



UCCELLO

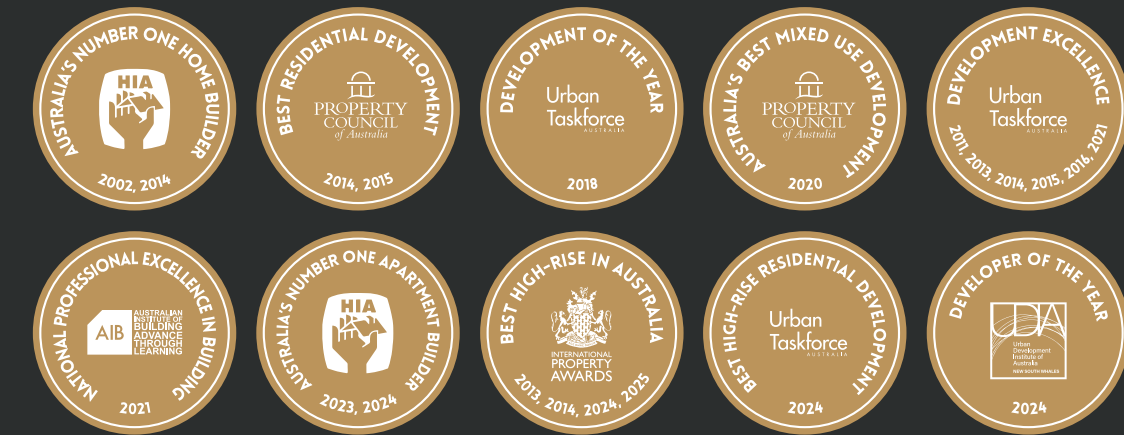
PAGEWOOD CENTRO

MERITON



MERITON

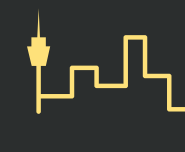
QUALITY APARTMENTS BUILT FOR A LIFETIME



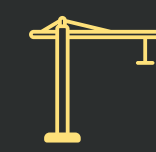
- Meriton is a 4.5 GOLD START iCIRT rated developer. The independent construction industry rating tool assesses developers on ability and trustworthiness
- Over 60 years of history under the same name and founder, specialising in building residential communities in only the best locations
- 100% construction completion record on every project
- Our developments are DA approved with construction well underway prior to marketing
- Each development is an evolution in exquisite quality and design, driven by an understanding of future standards and the way people want to live. Our in-house architects and engineers work alongside the best firms in the country to deliver a bespoke product
- Dedicated on-site building management teams routinely inspect grounds, facilities and conduct all maintenance on behalf of owners. This ensures every development is maintained to the highest of standards well after it has been completed
- We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns. We also manage your investment and offer Australia's most competitive management rate of 4%
- Meriton Property Finance is also offered exclusively to new Meriton purchasers, subject to approval ensuring more people can purchase their dream apartment

AN ARTISTIC PASSION

This collection of apartments was inspired by the striking and powerful geometry of Paolo Uccello's work in St Mark's Basilica, Venice. Uccello was an artist obsessed with perspective, using it to create a sense of depth in his paintings, for which he was celebrated. It is this passion for perfection and spatial geometry that underpins the architectural qualities and craft of this ambitious project, curating exceptional spaces in which to live.



Over **78,000** apartments built by Meriton across Sydney, Melbourne, Canberra, Brisbane and the Gold Coast



100% construction completion on every project



\$3 billion in apartment sales in 3 years



10,000+ rental apartments and **6,000+** hotel suites owned, managed and operated by Meriton



Over **60 years** of history



WELCOME TO ARTFUL LIVING

A residential oasis in the heart of modern Eastern Suburbs life, Uccello is the first release within the much-anticipated Pagewood Centro masterplanned community.

The Pagewood Centro masterplan is part of an island development unlike anything seen before in Australia. It builds on the success of Meriton's first masterplan within the precinct, Pagewood Green, where a standout 100% of all apartments are now occupied, which is testament to this fantastic location and quality product.

Uccello's two magnificent sculptural buildings rise 20 levels above the brand new Pagewood Centro retail precinct which forms the much anticipated Town Centre. Uccello boasts the tallest towers in Pagewood and Eastgardens and is bookended by two expansive parks. Positioned along tree-lined boulevards, apartments capture breathtaking uninterrupted views of local golf courses, parklands, the Sydney CBD and Maroubra Beach.

A host of exceptional onsite amenities, childcare centres and Pagewood Centro's very own bus stop offers a wonderful resort lifestyle you'll never want to leave, all just moments to famous beaches, leading educational institutions and medical hubs.

A UNIQUE ARCHITECTURAL VISION

A collaboration between Meriton and award-winning architects Woods Bagot, Uccello encompasses a selection of luxuriously appointed 1, 1+MPR, 2, 3 and 4 bedroom residences like no other.

As the centrepiece of the masterplan, Uccello's two towers make a dramatic statement with their unique curved brick pattern facades. They have been strategically designed to maximise solar aspect and views, with many apartments enjoying corner positions with dual aspects, flooding them with sunlight and fresh air.

- ⊕ 53 metre separation between both towers, affording maximum privacy and sunlight
- ⊕ Uccello presents a debut collection of 4 bedroom apartments, due to demand from families and those desiring house-like proportions in the sky
- ⊕ Majority of 3 and 4 bedroom apartments are tri-aspect, enjoying breathtaking views
- ⊕ Frameless glass open balconies or fully-enclosed weather tight balconies ensuring you have the ultimate choice for year-round enjoyment
- ⊕ Generous floor plans are enhanced by superior thermal and sound protection courtesy of engineered performance glazing and acoustically rated internal wall systems, ensuring privacy and comfort
- ⊕ Impressive double-height lobbies in each tower herald a grand arrival for you and your guests
- ⊕ State of the art technology reaffirms Uccello as a market leading development, boasting high speed smart lifts and all car spaces can be upgraded with an EV car charger at an affordable cost, futureproofing your investment





Artist's impression

A NEW FAMILY NEIGHBOURHOOD

Convenience is central to your experience at Uccello, with everything you need to make life pleasurable and effortless right at your doorstep. A beautifully designed retail plaza has been envisioned to bring life and vitality to the area.

Take the lift to the ground floor, where residents will enjoy a beautifully designed and fully covered retail plaza boasting one of Sydney's best retail offerings. The new Pagewood Centro retail precinct boasts a Coles supermarket, pharmacy, fine dining & casual eateries. From here you'll enjoy pedestrian links to Pagewood Centro's network of beautiful green spaces including the 2,700sqm Community Park,

4,750sqm recreation park and the newly completed 8,000sqm Central Park, featuring a basketball court, outdoor gym, state-of-the-art kids' playground and barbeque's facilities. If you're in need of some serious retail therapy, Westfield Eastgardens next door is home to more than 300 stores. It's all at your fingertips.



The beautiful green space of the Community Park

Artist's impression

BEAUTIFUL INSIDE AND OUT

Drawing inspiration from their parkside setting, Uccello residences showcase fine features and finishes, set against a backdrop of magnificent views.

Choose from a selection of generous 1, 1+MPR, 2, 3 and 4 bedroom apartments and dual-level terrace style homes to suit any lifestyle. Expansive living spaces flow out to generous balconies, courtyards or entertaining terraces for your alfresco enjoyment.

- ⊕ Many apartments boast a multi-purpose room (MPR) providing the perfect space to work from home, complete with a window and A/C.
- ⊕ Sleek designer tiling throughout all living areas
- ⊕ Sustainable features such as LED downlights and water-saving fixtures
- ⊕ Integrated reverse-cycle air-conditioning in all rooms
- ⊕ Comprehensive security including video intercom and CCTV cameras
- ⊕ Provisions for super-fast broadband and pay TV with fibre-optic cabling in the living areas and bedrooms
- ⊕ Every apartment has secure parking with direct lift access to each level, with 3 and 4 bedrooms boasting double parking



FORM MEETS FUNCTION

Flawlessly designed and appointed with elegant finishes, Uccello kitchens are a perfect marriage of aesthetic beauty and faultless functionality.

- ⊕ Premium BOSCH stainless steel kitchen appliances include a fully integrated dishwasher, oven with black glass door, gas cooktop, microwave and undermounted rangehood all backed by a 5-year warranty
- ⊕ Bespoke full height cabinetry with push touch doors and soft-closing drawers
- ⊕ CaesarStone® 20mm benchtops with waterfall edge
- ⊕ Mirror splashback and LED strip lighting
- ⊕ Choose from matt black or polished chrome kitchen mixer complimented by undermounted sinks
- ⊕ Fridge water line connection provided





AN ELEGANT PALETTE

Finished in classic neutral tones, the bathrooms exude style, creating luxurious spaces that invite you to relax and unwind.

- ⊕ Mirrored feature wall with bespoke wall-mounted cabinetry and ambient LED lighting
- ⊕ Premium floor-to-ceiling tiles enhancing the streamlined, minimalist aesthetic
- ⊕ Indulgent freestanding baths in most ensuites
- ⊕ Frameless glass showers
- ⊕ Wall-mounted floating toilet suites with concealed cistern
- ⊕ Choose from matt black or polished chrome tapware and accessories



A SENSE OF SANCTUARY

Basking in sunshine, the bedrooms have been designed as ambient, sumptuous havens with a feeling of privacy and escape.

Floor-to-ceiling windows flood the rooms with natural light, with generous built-in wardrobes providing abundant storage space. Many enjoy access to balconies and capture sweeping views. Master bedrooms are pure elegance, encompassing their own ensuites, while all bedrooms have the comfort of air conditioning.



RESORT LIVING AT ITS FINEST

Beautifully landscaped gardens and superb facilities deliver the ultimate resort lifestyle in the comfort of your very own backyard.

- ⊕ Beautifully landscaped 2,650sqm podium garden with an outdoor resort-style 20m pool, spa and BBQ pavilion
- ⊕ Superbly equipped indoor gymnasium & sauna
- ⊕ Level 19 rooftop garden with spectacular sweeping views
- ⊕ Families are afforded the convenience of onsite childcare centres
- ⊕ Dedicated on-site building management to lease properties, inspect grounds and facilities and conduct all maintenance
- ⊕ My Parcel locker systems are available so that residents can fulfil their online shopping needs



A SENSE OF CONNECTION

A thriving location in the heart of the East makes Uccello unbeatably accessible. With immediate access to both Southern Cross Drive and Bunnerong Road, you'll enjoy convenient links to the CBD, eastern beaches and south to the coastal playground of Cronulla.

Pagewood Centro's own onsite bus stop at your door connects you to Bondi Junction and the new Juniors Kingsford Light Rail station, which provides a direct route to the city in just 26 minutes. Westfield bus station is next door where services to the CBD leave every 15 minutes during peak times.



A VIBRANT LIFESTYLE

RETAIL

From your daily necessities and services to fashion, cuisine, wellbeing and everything in between, it's all at your fingertips.

- Take the lift downstairs to Pagewood Centro Retail Precinct, stock up on fresh produce, browse the latest trends or grab dinner
- 100m to Westfield Eastgardens, a renowned shopping destination home to more than 300 specialty stores
- Close to Pacific Square, Maroubra Junction, a major shopping hub within a five minute drive or bus ride
- A wonderful array of multicultural eateries and fashionable cafes lie at your doorstep while popular restaurants such as Coogee Pavilion are close at hand



EDUCATIONAL INSTITUTIONS

You're within easy reach of some of Sydney's leading public and private schools, universities and pre-schools for the little ones.

- Just down the road from the University of NSW which is ranked 2nd in Australia and 27th in the world for Graduate Employability
- Easy commute to University of Technology Sydney, University of Notre Dame and Sydney University
- Close to Pagewood Public School, Matraville Public School and St Aidan's Catholic Primary School
- A short drive to numerous top-performing private schools; 3min to Champagnet Catholic College, 8min to Brigidine College, 10min drive to Marcellin College, 14min to St Catherine's School, and 17min to Waverley College and St Clare's College



BEACHES

Iconic beaches and waterways provide a glorious recreational resource.

- Moments to Coogee and Maroubra surf beaches
- 10 minutes to the hidden gem of Yarra Bay with its white sand, clear water and beloved Yarra Bay Sailing Club
- Clovelly, Gordons Bay, Bronte and Bondi beaches are within easy reach



PARKS, SPORT & RECREATION

Uccello is surrounded by an abundance of natural beauty and leisure pursuits including lush green parks, sporting fields and recreational facilities, all within a 5km radius.

- Explore sprawling Centennial Park with its shady picnicking areas, walking and cycle paths, playgrounds, ponds and cafes
- Enjoy a game of tennis or netball amid the urban bushland of Moore Park or play tennis, soccer or touch football at Heffron Park
- Play 18 holes at a number of local golf courses including neighbouring Bonnie Doon and the exclusive fairways of The Lakes Golf Club



ART, CULTURE & ENTERTAINMENT

Indulge all of your passions and interests conveniently close to home.

- Soak up the excitement of game day as you take in a soccer, rugby league, rugby union or AFL match at Sydney's leading sporting arenas the SCG and SFS
- Head to the Entertainment Quarter and watch the latest blockbuster or arthouse film, try your hand at ten pin bowling, catch a gig at the Hordern Pavilion or enjoy an exhibition at the Royal Hall of Industries
- Enjoy a day in the marquee with a glass of champagne and pick the winning horse at Royal Randwick Racecourse

HOSPITALS

Expert medical care is a matter of minutes away, with some of Sydney's best hospitals close by.

- Prince of Wales Hospital, a 440 bed major public teaching facility providing a full range of services, is just a 9 minute drive
- Royal Hospital for Women, a specialist for Women and babies, a short 9 minute drive
- Sydney Children's Hospital, Randwick an 11 minute drive



AN INTELLIGENT INVESTMENT

Uccello presents an astute investment prospect with the newly completed Pagewood Green development highlighting the precinct's scope for strong rental returns, impressive capital growth and high demand from tenants, including university and hospital staff.



Onsite bus stop with direct routes to Kingsford Light Rail Station & Bondi Junction



4 onsite childcare centres

UNSW

5 minute drive to UNSW



6 minute drive to Maroubra Beach



7 minute drive to Kingsford Light Rail Station



8 minute drive to Prince of Wales Hospital



8km from the Sydney CBD

1%

Meriton residential vacancy rate



Average tenancy is 18 months



Rental returns at Pagewood Green have proven to be the strongest across the Meriton portfolio

SUSTAINABLE LIVING

For more information view the Environmental Energy Efficiency saving report



Meriton is a leader in sustainable living providing cheaper energy through Meriton Energy, combined with individual water meters and water saving fittings, ensuring maximum savings



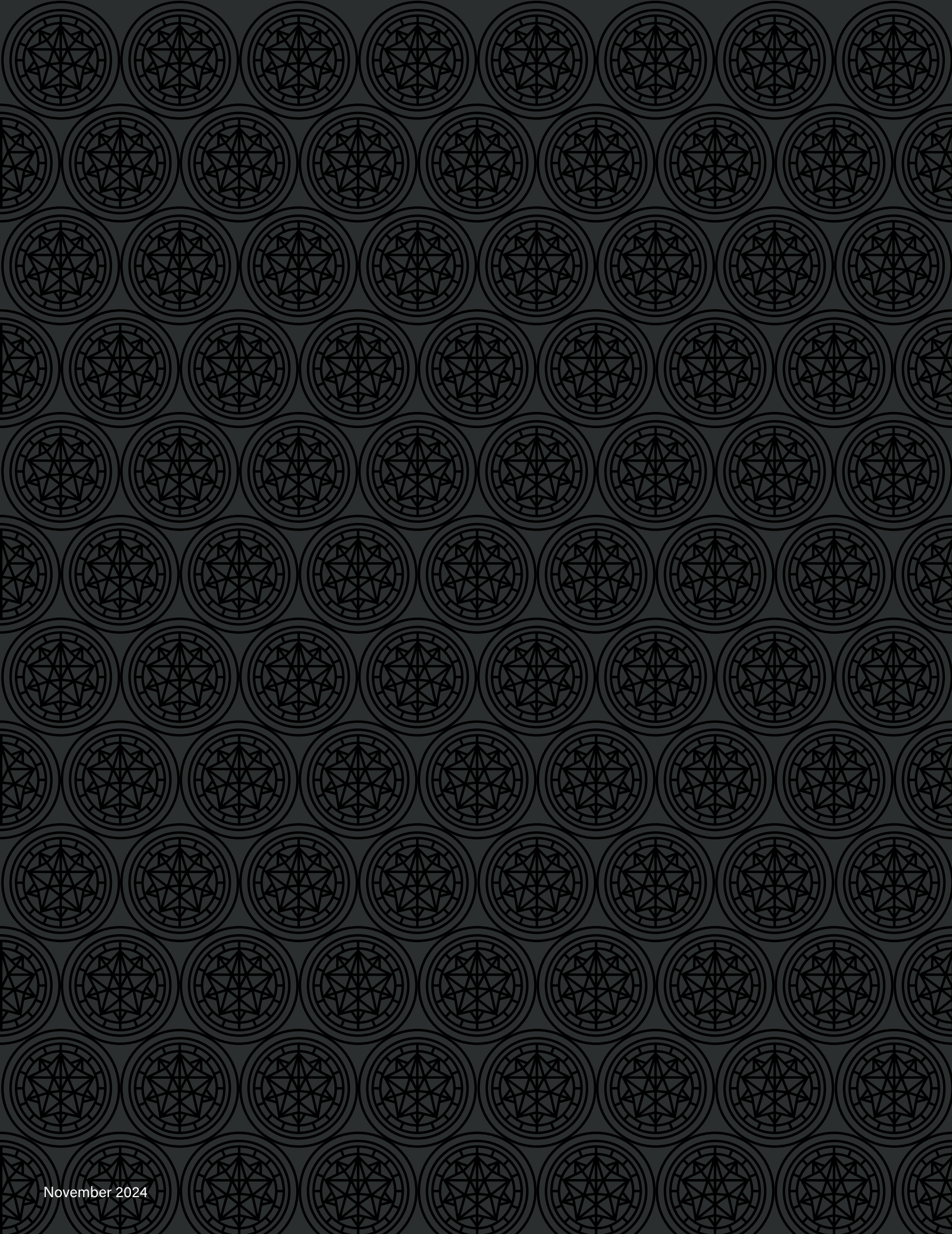
Residential common area energy consumption will be offset by solar panels & LED lighting



All car spaces can be upgraded with an EV car charger at an affordable cost, futureproofing your investment.



Located close to multiple transport options, encouraging residents to use public transport and minimise automobile use





MERITON

128 BUNNERONG ROAD EASTGARDENS

[MERITON.COM.AU/UCCELLO](https://www.meriton.com.au/ucello)